

INITIAL RECOMMENDATIONS

MAY 2014 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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INITIAL
RECOMMENDATIONS

MAY 2014 APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

August 2014

Miami-Dade County
Department of Regulatory and Economic Resources
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INTRODUCTION

This report contains the initial recommendations by the Department of Regulatory and Economic Resources (Department) addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the May 2014 Plan Amendment Review Cycle. A total of eight (8) applications were filed during the May 2014 filing period. Five of these applications (Application Nos. 1 through 5) were filed by private parties requesting land use designation changes to the Adopted 2020 and 2030 Land Use Plan (LUP) map while the remaining Application Nos. 6, 7 and 8 were filed by Miami-Dade County Departments. Application Nos. 1 and 2 were filed as eligible small-scale amendment requests. A summary of each application is presented in the Summary of Recommendations matrix on Page vii.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review, amendment activities and schedule that will be followed by this cycle to comply with the CDMP procedural requirements contained in Section 2-116.1, Code of Miami-Dade County and State law. The Schedule of Activities on page v lists the principal activities that will occur under this process and indicates the timeframes for those activities in accordance with the State requirements and the County Code. For this amendment cycle, the application filing period occurred from May 1 through June 2, 2014.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board of County Commissioners (Board) conducts its first public hearing. At its first hearing, the Board will take action addressing transmittal of the standard application(s) to the State Land Planning Agency (SLPA) and other State and regional agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale LUP map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby LUP map amendment request(s). The Department will issue its initial recommendations regarding each requested change by August 25, 2014, and submit the report to the Community Councils, the Planning Advisory Board (PAB) and Miami-Dade Board of County Commissioners (Board) for their consideration during their public hearings.

Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on the applications that directly affect their areas. The Community Councils public hearings for this CDMP amendment cycle must be held in, and are currently scheduled for September 2014, before the PAB, acting as the County's Local Planning Agency, and the Board conduct their public hearings. The PAB is scheduled to hold a public hearing on October 20, 2014, to receive comments and recommendations on the proposed amendments, and to formulate recommendations to the Board regarding the adoption of the eligible small-scale amendment Application Nos. 1 and 2 and the transmittal of the standard amendments. The Board is currently scheduled to hold a public hearing on November 19, 2014, to consider adoption of the eligible small scale amendment and the transmittal of the standard amendments and the small-scale amendment if the Board would like to further consider it after receiving comments from the reviewing agencies. "Transmittal" of a proposed amendment to the reviewing agencies does not constitute adoption of the requested amendment.

The second phase of the amendment process begins after transmittal of the application(s) to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return

comments addressing all transmitted amendment proposals by January 2015, approximately 45 days after the transmittal hearing pursuant to Chapter 163.3184(3), Florida Statutes. Within 45 days after receiving comments from the reviewing agencies, or other time period determined by the Director of the Department, the Board will conduct a public hearing and take final action on the transmitted applications. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change or not adopt any of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1st Street, 12th Floor, Miami, Florida 33128-1972; telephone 305/375-2835.

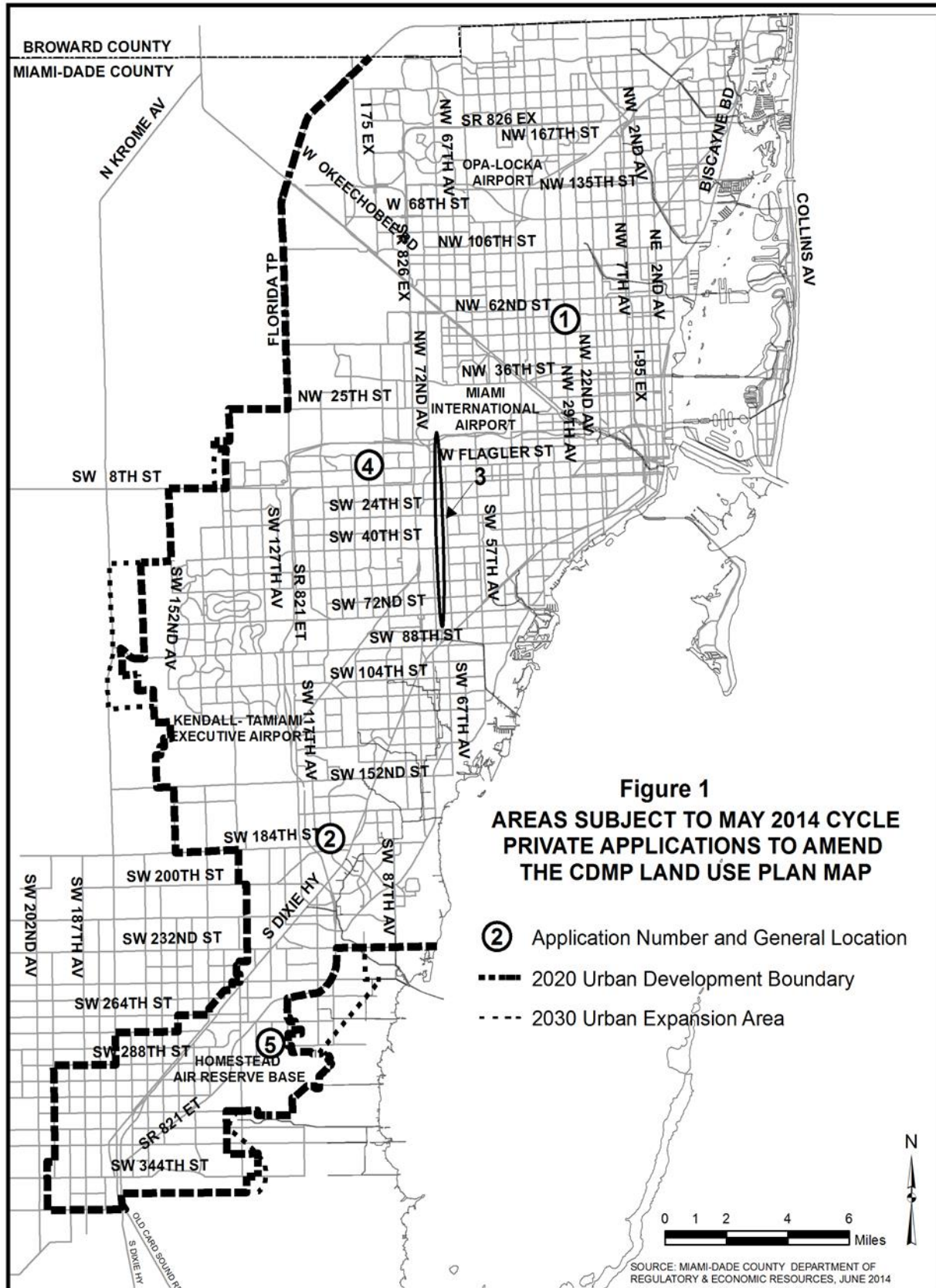
TABLE 1
SCHEDULE OF ACTIVITIES
MAY 2014-2015 CDMP AMENDMENT CYCLE

Pre-application Conference	Prior to Filing Application
Application Filing Period	May 1 to June 2, 2014
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	June 9, 2014
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by Department	June 23, 2014
Deadline for submitting Technical Reports	July 1, 2014
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 29, 2014
Initial Recommendations Report released by the Department	August 25, 2014
Community Councils (CC) Hearings: South Bay (CC15): Application No. 5 Redland (CC14): Application No. 2 Kendall (CC12): Application No. 3 North Central (CC8): Application Nos. 1 and 3 Westchester (CC10): Application Nos. 3 and 4	September 18, 2014 September 22, 2014 September 23, 2014 September 29, 2014 September 30, 2014
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	October 20, 2014 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	November 19, 2014 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	December 2014* (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	January 2015* Thirty (30) days after Board's transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	January 2015* (Approximately 30 days after Transmittal)
Public Hearing and Final Action on Applications: Board	February or March 2015* (No later than 45 days after receipt of Comment Letters from reviewing agencies)

Notes

* Estimated Date

All hearings will be noticed by newspaper advertisement.



Summary of Recommendations
May 2014 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
October 20, 2014

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation September 2014	Community Council (CC) Recommendation, Resolution # and Date	LPA Recommendation October 20, 2014	BCC Action/ Recommendation November 19, 2014
1/ Small-scale	3000 NW 62 Street, Inc./Felix M. Lasarte, Esq. South side of NW 61 Street and lying approximately 244 feet west of NW 27 Avenue. (1.02 gross acres; 0.83 net acres) <u>Requested CDMP Amendment</u> Redesignate application site on the Land Use Plan (LUP) map From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" To: "Business and Office"	2/ Monestime	Adopt as a Small-Scale Amendment	Adopt as a Small-Scale Amendment CC 8-01-14 (September 29, 2014)	Adopt as a Small-Scale Amendment	TBD
2/ Small-scale	Wilber Bell Living Trust/Gilberto Pastoriza, Esq. Northeast corner of the intersection of SW 184 Street and SW 109 Avenue. (2.33 gross acres; 2.05 net acres) <u>Requested CDMP Amendment</u> Redesignate application site on the LUP map From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" To: "Business and Office"	9/ Moss	Adopt as a Small-Scale Amendment	Adopt as a Small-Scale Amendment CC 14-01-14 (September 22, 2014)	Adopt as a Small-Scale Amendment	TBD

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation September 2014	Community Council (CC) Recommendation, Resolution # and Date	LPA Recommendation October 20, 2014	BCC Action/ Recommendation November 19, 2014
3/ Standard	<p>LR 13-18 LLC/Tracy R. Slavens, Esq. & Joseph G. Goldstein, Esq.</p> <p>±480 feet north of NW 7 Street to theoretical SW 87 Street, generally between NW/SW 69 and 70 Avenues (±6.2 miles long and generally 100 feet wide former FEC railroad corridor) (74.0 gross acres; 72.0 net acres).</p> <p><u>Requested CDMP Amendments</u></p> <ol style="list-style-type: none"> 1. Add new language within the Land Use Element to create a new Land Use Plan map category entitled "Ludlam Trail Corridor" 2. Add the new "Ludlam Trail Corridor" land use category to the Land Use Plan map legend 3. Apply the new "Ludlam Trail Corridor" designation to the former FEC railroad corridor <p>From: "Transportation (ROW, Rail, Metrorail, etc.)"</p> <p>To: "Ludlam Trail Corridor"</p>	<p>6/ Sosa</p> <p>And</p> <p>7/ Suarez</p>	Transmit	<p>Transmit and Deny for the reason that the applicant should address every single concern raised in the <i>Initial Recommendations May 2014 Applications to Amend the Comprehensive Development Master Plan</i> report to the satisfaction of County staff; and with the recommendation that the County consider purchasing the subject property for public use CC12-02-14 (September 23, 2014)</p> <p>Transmit and Deny for the reasons that the applicant should address all concerns raised in the <i>Initial Recommendations May 2014 Applications to Amend the Comprehensive Development Master Plan</i> report; that the cost of the acquisition, construction, and maintenance of the recreational trail shall be clearly defined by the applicant; and with the condition that the applicant shall commence a charrette-type process involving community input concurrently with the CDMP amendment application process CC 8-02-14 (September 29, 2014)</p> <p>Deny and Do Not Transmit CC10-01-14 (September 30, 2014)</p>	Transmit and Adopt	TBD

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation September 2014	Community Council (CC) Recommendation, Resolution # and Date	LPA Recommendation October 20, 2014	BCC Action/ Recommendation November 19, 2014
4/ Standard	<p>OROT Flagler, LLC./Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection of SW 4 Street and SW 92 Avenue. (10.14 gross acres; 9.58 net acres)</p> <p><u>Requested CDMP Amendment</u> Redesignate application site on the LUP map</p> <p>From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"</p> <p>To: "Low-Medium Density Residential with One Density Increase (DI-1)"</p>	6/ Sosa	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions	Deny and Do Not Transmit CC 10-02-14 (September 30, 2014)	Transmit and Adopt with Acceptance of the Proffered Covenant	TBD
5/ Standard	<p>George C. Busher and Rosemary Busher / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection of SW 286 Street and SW 132 Avenue. (10.01 gross acres; 9.06 net acres)</p> <p><u>Requested CDMP Amendment</u> Redesignate application site on the LUP map</p> <p>From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p>To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"</p>	9/ Moss	Transmit and Adopt	Transmit and Adopt CC15-02-14 (September 18, 2014)	Transmit and Adopt with condition that applicant address for development on property a disclosure requirement concerning noise and building materials with sound attenuating material	TBD
6/ Standard	<p>Miami-Dade County/Jack Osterholt, Deputy Mayor/Director Department of Regulatory and Economic Resources.</p> <p><u>Requested CDMP Amendment</u> Amend the Land Use Element, Transportation Element, and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP) to support and enhance the Miami-Dade County Age-Friendly Initiative</p>	Countywide	Transmit and Adopt	Not Applicable	Transmit and Adopt	TBD

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation September 2014	Community Council (CC) Recommendation, Resolution # and Date	LPA Recommendation October 20, 2014	BCC Action/ Recommendation November 19, 2014
7/ Standard	Miami-Dade County/Bill Johnson/Director Water and Sewer Department <u>Requested CDMP Amendments</u> Amend CDMP Policy WS-7A of the Water, Sewer and Solid Waste Element to update Miami-Dade's Water Facilities Work Plan and to require that the Water Facilities Work Plan address climate change and sea level rise that may impact potable water infrastructure and sources.	Countywide	Transmit and Adopt	Not Applicable	Transmit with Change and Adopt	TBD
8/ Standard	Miami-Dade County/Jack Osterholt, Deputy Mayor/Director Department of Regulatory and Economic Resources. <u>Requested CDMP Amendments</u> Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text related to affordable/workforce housing density bonuses to further encourage the development of affordable/workforce housing, remove redundant provisions, and clarify implementation procedures.	Countywide	Transmit and Adopt	Not Applicable	Transmit and Adopt	TBD

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes:

BCC: Board of County Commissioners; LPA: Land Planning Agency